

MANEA PARISH COUNCIL

MINUTES OF MEETING

17 AUGUST 2015 – 7.00 pm.

Present: Councillor Emery, Chairman; Councillors Cole, Drinkwater, Fielding, Ms Hookway, Risbridger and Woodard.

Apologies: Councillors Mrs Berry and Mrs Desborough.

In attendance: District Councillor Buckton.

The minutes of the meeting of 20 July 2015 were confirmed and signed.

M50/15 Open Forum

(1) Manea rail service

Further to minute M35/15 (1), Mr P Townrow, a member of the Manea Action Plan Implementation Group, updated the Parish Council on the position regarding the provision of a car park for Manea railway station. He circulated to each member of the council a copy of a letter from the Transport Development Manager at Fenland District Council which detailed the current situation (including the fact that Abellio Greater Anglia had now commissioned the land survey of the proposed car park and discussions are underway as to whether or not planning permission is required for the use of this land as a car park or whether its construction would fall within the Permitted Development Rights possessed by rail operators).

Mr Townrow expressed the opinion that the information contained within the letter from the Transport Development Manager at Fenland District Council suggests that this matter is now moving forward more positively.

Members decided that the current situation be noted and that the council would continue to lend its support, in any way necessary, to the provision of a car park for Manea Station.

(2) Planning applications

District Councillor Buckton mentioned a particular planning application for residential development at Manea, which is scheduled for consideration at 19 August 2015 meeting of Fenland District Council's Planning Committee and enquired of the Parish Council as to why the application (reference number F/YR15/0432/O) had been opposed when considered by the council in June of this year, whereas the council had supported an application for an identical proposal on the same site (application F/YR14/0757/O refers) in October of last year; he asked what had led to the change in the council's stance.

Members noted the comments and questions of District Councillor Buckton and informed him that they are unable to recollect as to why the Parish Council had changed its opinion in relation to this proposal for new residential development.

(3) Development Policy Checklist

Further to minute M1/15 (1), Miss D Rowe, a member of the Manea Action Plan Implementation Group (MAPIG), enquired as to whether Manea Parish Council would be adopting the Development Policy Checklist which had been produced by MAPIG.

With the consent of the Chairman, District Councillor Buckton responded to the enquiry. He explained the current situation in relation to the issues which had raised through production by MAPIG of its Development Policy Checklist, as detailed through minutes M23/15, M42/15 and M57/15.

Members decided that the enquiry from Miss Rowe and the response from District Councillor Buckton be noted.

M51/15 Members' Code of Conduct

The Clerk reminded members of the need to inform the Monitoring Officer at Fenland District Council of any changes to the content of their Register of Member Interests forms.

Members decided the information reported by the Clerk be noted and acted upon.

M52/15 Land off Hutchinson Close/Scholars Close, Manea

Members received a presentation from Mr B Jordan, a representative of Matthew Homes, and Mr R Horley, of the John Finch partnership, on the developer's proposal to vary the scheme of development for this site.

Mr B Jordan reminded members that this site currently possesses planning permission for the erection of 43 dwellings and that the approved scheme includes a number of large properties, a situation which, according to Mr Jordan, is not appropriate for the current housing market. Consequently, the developer proposes, subject to support from the Parish Council, to submit a planning application for a scheme which would provide smaller properties (including an increase in the number of 2-bed bungalows); under the revised proposal, the total number of residential units would increase to 56. However, the total site area would not increase and the level of public open space to be provided would not be reduced from that provided by way of the approved scheme.

Mr Jordan informed members of the breakdown of the type of residential units under the revised scheme, as follows:

- 16 x 2-bed bungalows
- 5 x 3-bed houses
- 35 x 4-bed houses.

Mr Jordan and Mr Horley responded to members' questions. Mr Jordan gave an affirmative response to a question from the Chairman as to whether the developer would be prepared to provide, by way of a Section 106 Planning Obligation, a financial contribution towards the cost of constructing the new pavilion.

Members stated that they welcome an increase in the number of bungalows proposed, for which there is a recognised need (as demonstrated through the Manea Action Plan) for such dwellings and consider that, to minimise the potential impact of noise and disturbance upon the (likely to be elderly) occupiers of those proposed dwellings from occupiers of the "family" houses, all of the bungalows should be within a single area within the application site and not "scattered around". Members indicated that they are happy to support an increase in the total number of residential units to achieve what they consider to be a scheme which is a "better fit" for the housing needs within Manea.

Members decided that

- (1) the information presented by Mr Jordan and Mr Horley be noted and that the comments above be the response from Manea Parish Council to the developer's consultation on a draft revised scheme of residential development for this site;
- (2) the offer made by Mr Jordan and Mr Horley to present a further revised scheme, taking into account the views of the Parish Council, to a future meeting of Manea Parish Council be accepted.

M53/15 Progress on actions from minutes of last meeting

(1) New pavilion for Manea (minute M39/15 (2))

The Clerk read to members a letter from the planning agent which had been engaged by the council to deal with all of the issues relating to seeking Building Regulations approval for this new building; the letter provided a brief update on the situation and sought the council's approval to the acceptance of two quotations, as detailed in the letter and its attachment, one for the SBEM works as part of the approval process (in the sum of £160) and another for foundation design/structural aspects (in the total sum of £2,120).

Members decided that the situation be noted and that the quotations received by the planning agent for works associated with obtaining Building Regulations approval for this building be accepted.

(2) Cranmore Lots allotments site (minute M39/15 (3))

The Clerk informed members that a meeting between the Chairman and the Vice-Chairman of the Council and he with a representative of the council's solicitors - to discuss the situation relating to the deeds to the council's land assets - had taken place on 6 July 2015.

The conclusion of that meeting was that it would be necessary for a Statutory Declaration to be sworn in relation to the council's ownership of the Cranmore Lots allotments site, together with the provision any other supporting evidence, to enable of the submission of an application by the council's solicitors to HM Land Registry for registration of this land as being in the ownership of Manea Parish Council. The Clerk outlined the information which would be provided to the council's solicitors and by whom.

Members decided that the information reported by the Clerk be noted.

(3) Odour nuisance from a business in Manea (minute M45/15)

The Clerk informed members that he had referred this matter to the Environmental Health Team at Fenland District Council and that he had subsequently been informed by an officer of that team that recording sheets would be sent to Councillor Mrs Desborough.

Members decided that the information reported by the Clerk be noted.

M54/15 Planning applications

Members considered the following planning applications and decided to submit to the Local Planning Authority the comments set out (in italics) below:

- (1) Modification of Planning Obligation attached to planning permission F/YR05/0024/RM (entered into on 20/02/2005) relating to the payment of an off-site public open space contribution to enable funds held to be utilised by the Parish Council to part fund the Sports Field Pavilion in respect of site of piggery rear of 7 Westfield Road, Manea - F/YR15/0410/PLANOB (applicant: D Cole).

That the application be supported.

(Councillor Cole declared his non-pecuniary interest in this application, by virtue of his former ownership of the application site)

- (2) Erection of a first-floor infill extension to rear of existing dwelling at 16 Station Road, Manea - F/YR15/0618/F (applicants: Mr and Mrs D Bailey).

That the application be supported.

- (3) The temporary siting of a mobile home (during construction of a dwelling) at plot 5, land north of 55A Station Road, Manea - F/YR15/0622/F (applicant: Mr N Butcher).

That the application be supported.

- (4) Erection of a farm office building and 1.4 metre high post and rail fencing (retrospective) on land north-east of The Woodlands, Days Lode Road, Fodder Fen, Manea - F/YR15/0632/F (applicants: Mr and Mrs Fowler).

That the application be supported.

- (5) Certificate of Lawful Use (Existing): Occupation of dwelling without compliance with condition 4 of planning permission F/YR01/0086/O relating to agricultural occupancy at Biggins House, Fallow Corner Drove, Manea - F/YR15/0654/CERTLU (applicant: D Cole).

That the Parish Council has knowledge that this property has been occupied by persons not engaged in agricultural work for at least the last ten years.

(Councillor Cole declared his pecuniary interest in this application, by virtue of his ownership of the application site, and retired from the meeting for the duration of the discussion and voting thereon)

M55/15 Police matters

No representative of the March and Chatteris Policing Team was present at the meeting and on this occasion no report had been received from the Constabulary on recent incidents of crime and disorder which had been reported to the Constabulary since the last meeting of the Parish Council.

The Clerk drew members' attention to an e-mail from Police Inspector Will Davis, which he had forwarded to members since the last meeting of the council, with regard to the new approach to Policing in Cambridgeshire; in summary, the Constabulary needs to review, given the significant budgetary reductions to be made by the service, its current ways of working. Consequently, the Inspector is currently reviewing what meetings officers attend across Fenland and what community engagement opportunities currently exist. The Constabulary wishes to maintain community engagement across the district but has yet to decide how this is to be achieved; it may not include a presence by Police Officers at all meetings of Town and Parish Councils. The Clerk expressed the opinion that this could be the reason that no PCSO was in attendance at the meeting.

The Chairman mentioned the meeting of the Chatteris and Manea Neighbourhood Forum held on 5 August 2015, at which Police Sergeant Richard Lugg had delivered Inspector Davis' message regarding the new approach to policing in the County. The Chairman expressed the opinion that the forum meeting had been a more positive experience than on the previous two occasions. He added that the policing priority for both the town of Chatteris and the village of Manea for the period to the next meeting (scheduled for 25 November 2015) is anti-social use of motor vehicles (to include speeding and inconsiderate and unlawful parking).

Members decided that the information reported by the Clerk and the Chairman be noted.

M56/15 Community Speed Watch

Further to minute M26/15, members considered a report from the Manea Speed Watch Co-ordinator, which detailed the results of Speed Watch activity undertaken by volunteers on six occasions between 9 July and 5 August 2015 and requested Manea Parish Council to provide funding for the purchase of Speed Watch equipment (as detailed in the report which had been circulated to members by the Clerk in advance of this meeting), at an estimated cost of £2,700.

The data contained within the report concludes that only 4.73% of vehicles were being driven in excess of the 30 mph speed limit. The Speed Watch Co-ordinator expresses the view within her report that the Speed Watch activity has had many positive outcomes in reducing vehicle speeds in Manea and makes the point that it is unlikely that this activity could be sustained in the village unless the Manea Speed Watch group possesses its own equipment (instead of needing to have on loan equipment which is currently shared by a number of villages across the County).

Members decided that the information provided by the Manea Speed Watch Co-ordinator be noted and that the request funding, for the purchase of Speed Watch equipment, be deferred until the Pariah Council has been able to see and assess data achieved through three months of Speed Watch activity in Manea.

M57/15 Reports from District and County Councillors for the parish

Councillor Connor, the County Councillor for the electoral division which includes Manea, was not present at the meeting.

District Councillor Buckton informed the Parish Council that, further to minute M23/15, officers at Fenland District Council are in the process of developing guidance in relation to the use of Policy LP12 of the Fenland Local Plan in the consideration of planning applications for new residential development. He mentioned also that he had reported to County Councillor Connor the need for re-painting of the 30 mph marking on the carriageway at Station Road, Manea.

Members decided that the situation be noted.

M58/15 Public open spaces

- (1) Playing field – further to minute M43/15 (1), the Clerk updated members on the situation regarding the claim made against the council by a resident of Manea for compensation in relation to "personal injury and consequential loss" allegedly suffered by his child.

The Clerk informed members that he had now heard from the council's insurers that, given the contents of the 2014 and 2015 RoSPA reports in relation to the village play area (which did not raise any concerns regarding the operation of the access gate to the play area), the claim had been defended; the insurers state that they do not expect any challenge to their decision and the matter is now "closed".

The Clerk read to members an e-mail from a parishioner suggesting that, in the light of concerns being expressed on social media, the council may wish to consider installing an alternative form of gating to the play area.

The Chairman informed members of a request to use the playing field on 19 September 2015 (between 11.00 am and 1.00 pm) to hold a young persons' football tournament.

Members decided that

- (1) the information reported by the Clerk be noted;
 - (2) the Clerk would arrange for a local supplier/installer of play equipment to meet at the playing field with the Chairman to discuss works required by way of the 2015 RoSPA inspection report (minute M11/15 (1) refers) and to assess the effectiveness of operation of the access gates to the play area;
 - (3) the request to use the playing field on 19 September 2015 to hold a young persons' football tournament be approved and that such use be free-of-charge.
- (3) Drainage - further to minute M43/15 (3), the Chairman reported a quotation that he had received for the necessary drainage replacement works to the rear of the pavilion. Since obtaining the quotation, a resident of the village had offered to provide, free-of-charge, the pipe work; this means that the council now needs to fund only the installation works.

Members decided that the Chairman would make arrangements for a local contractor to undertake, using the free-of-charge pipe work, the necessary drainage works.

M59/15 Manea Pit

Members considered whether there are any issues requiring discussion in relation to the operation, management and development of Manea Pit and its surroundings.

The Clerk informed members that no meeting of the Manea Pit Management Committee had been held since the last meeting of the Parish Council.

The Chairman informed members that the Ouse Fest event held in Manea on 25 July 2015 had been successful and that the Project Manager for the Ouse Washes Landscape Partnership Scheme is very impressed with the achievements of the Manea Pit Management Committee and Manea Parish Council in the delivery of its project - principally the installation of a pond dipping area and interpretation trail - under the this scheme. The Chairman mentioned also the good works undertaken recently by Mr I Fost and Miss M Williams, both members of the Manea Pit Management Committee, to enhance the pit and community orchard/woodland areas.

Further to minute PMC11/15, the Clerk informed members that Mrs P Smith, a member of the Manea Pit Management Committee (who had led on delivery of the community orchard/woodland project), had been informed by the Heritage Lottery Fund (HLF) that her "close down" report on the project had been accepted and that, consequently, the Parish Council would be receiving from the HLF a grant aid payment of £3,150.

Members decided that the situation be noted and that the Clerk would arrange a meeting of the Manea Pit Management Committee (to be 27 August 2015, subject to accommodation being available at the Royal British Legion Club on that evening).

M60/15 Local Highway Improvements 2016/17

The Clerk reported that the County Council is inviting proposals from local communities which wish to submit a bid for funding from that council's 2016/17 Local Highway Improvement (LHI) scheme. Any community group, which includes local councils, is eligible to submit a bid.

Under the LHI scheme, applicants are able seek up to £10,000 from the County Council as a contribution to their scheme. The applicant is expected to provide a contribution towards each project of at least 10% of the scheme cost. Bids are restricted to one per applicant.

Projects could involve any highway measure or improvement that is considered to offer benefit to the local community; applicants are required to state within their applications how they feel that the proposal would provide that community benefit.

The Clerk informed members of the application process relating to this scheme and of the method of application evaluation/prioritisation that the County Council will operate.

Long-term maintenance of schemes would normally be the responsibility of the County Council, provided that the scheme is constructed to normal County Council standards.

The deadline for submission of applications is 2 November 2015.

Members decided that the information reported by the Clerk be noted and that a bid be submitted for the provision of a shared footway and cycleway along Station Road, between its junction with Wimblington Road and the site of the proposed car park for Manea Station.

M61/15 County Council's Rights of Way Improvement Plan

The Clerk read to members a letter from the Transport and Infrastructure Policy and Funding Team at Cambridgeshire County Council in relation to that council's consultation exercise in relation to the review of its Rights of Way Improvement Plan (ROWIP), which was adopted in 2006 as part of the Cambridgeshire Local Transport Plan 2006-2011.

Cambridgeshire County Council states, in its letter of consultation, that the principal aim of the ROWIP is to bring about improvements to the rights of way network and enhancing countryside. The draft version of the updated plan can be viewed at:

http://www.cambridgeshire.gov.uk/info/20006/travel_roads_and_parking/66/transport_plans_and_policies.

Any comments on the draft version of the updated ROWIP, which can be submitted by e-mail to transport.plan@cambridgeshire.gov.uk, must be received by the County Council no later than 21 October 2015.

Members decided that the information reported by the Clerk be noted and that members would submit to the County Council, prior to expiry of the consultation period, any comments that they wish to make on the draft version of the updated ROWIP.

M62/15 Manea Matters publication

Further to minute M48/15, members considered the request from the Manea Connect Committee for financial assistance towards the cost of producing the Manea Matters publication.

The Clerk reminded members of the details of the request, as set out at minute M48/15.

Members decided that Manea Parish Council would provide financial assistance annually of £300.00 to the Manea Connect Committee towards the cost of producing quarterly the Manea Matters publication.

M63/15 Financial matters

The Clerk reported on the Parish Council's income and expenditure since the last meeting, as follows:

Income

P Kendall	Donation from Funfair	£100.00
Kent Memorials	Cemetery memorial	£154.00
Carp Syndicate	Membership fee and guest tickets	£130.00
Turner and Son	Interment of cremated remains	£154.00
Total Income		£538.00

Expenditure

Manea Village Hall	Room hire on 20 July 2015	£10.00
Mrs A Ryman	Wages and expenses	£58.86
T Jordan	Salary (less income tax of £132.97), Broadband and other expenses	£639.06
E.on	Electricity for pavilion (includes VAT of £0.89)	£18.60
E.on	Electricity for village green (includes VAT of £0.37)	£7.78
E.on	Electricity for sports area (includes VAT of £0.44)	£9.26
G Fowler	Cesspit emptying	£80.00
Manea PCC	Hire of Church Rooms for Internet Club (8 weeks)	£80.00
Brian Elmore	Handrail for pond dipping platform (includes VAT of £140.00)	£840.00
Ridgeons	15 bags of post mix concrete (includes VAT of £17.25)	£103.50
PKF Littlejohn LLP	External audit of 2014/15 accounts (includes VAT of £60.00)	£360.00
I Woodard	Reimbursement of cost of purchasing life buoy and floating line	£48.94
Fenland District Council	Repairs to street light FPC3 (East Street) (includes VAT of £42.89)	£257.35
Mrs W Emery	Reimbursement of cost of refreshments and sundries for Ouse Fest event	£37.24
Total Expenditure		£2,550.59

In addition, the Clerk reported to members on the levels of funding held within the Parish Council's bank accounts as at 31 July 2015 (in the total sum of £55,358.35), together with the month-end figures for each of the preceding six months and as at 31 July 2014.

Further to minute M13/15, the Clerk reported that the Parish Council's accounts for 2014/15 had been "signed off" by the External Auditors.

Members decided

- (1) upon a proposal from Councillor Fielding, seconded by Councillor Ms Hookway, that the income of £538.00 be noted and that the payments totalling £2,550.59 be authorised;

- (2) that the levels of funding held within the Parish Council's bank accounts as at 31 July 2015, together with the month-end figures for each of the preceding six months and as at 31 July 2014, be noted;
- (3) to note the situation regarding the Parish Council's accounts for 2014/15.

M64/15 Correspondence

Verge Cutting

The Clerk read to members a letter from a parishioner suggesting a particular practice for verge cutting in and around the village.

Members indicated their support for the parishioner's suggested practice in relation to verge cutting and commented that the verges which are cut by a contractor engaged by the Parish Council (for the highway verges owned by Cambridgeshire County Council) are cut in the manner mentioned in the letter from the parishioner.

Obviously, the Parish Council is unable to dictate to individual private landowners the manner in which they undertake cutting of the verges for which they are responsible but would be happy for the parishioner to include within any communications that he may wish to have with those land owners the fact that the Parish Council is supportive of his suggested practice in that regard.

Members decided that the Clerk would inform the author of the letter of the views, as outlined above, of Manea Parish Council in relation to this matter.

M65/15 Next meeting

Members were reminded that the next meeting of the Parish Council has been scheduled for 14 September 2015, commencing at 7.00 pm, at the Village Hall, School Lane, Manea.

Meeting finished at 9.20 pm

Signature:.....(Council Chairman).

Date:.....